



30 Water Street, Ribchester, Preston, PR3 3YJ

£159,950

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Nestled in the charming village of Ribchester, this mid-terrace cottage on Water Street presents a wonderful opportunity for those seeking a project to make their own. Spanning three floors, the property boasts a spacious lounge and dining area, perfect for entertaining or relaxing with family. The kitchen and porch are located at the rear.

The cottage features three well-proportioned bedrooms and shower room, providing ample accommodation for families. . Outside, the rear yard is complemented by a very useful outbuilding, which could serve various purposes, from storage to a workshop.

With gas central heating and double glazing, the property is equipped for comfort, although it does require modernisation. This is an ideal opportunity for buyers looking to invest in a home that they can personalise to their taste. Ribchester itself is a picturesque village, known for its rich history and community spirit, making it a delightful place to call home. This cottage offers a unique chance to create a beautiful residence in a sought-after location.













Road Map



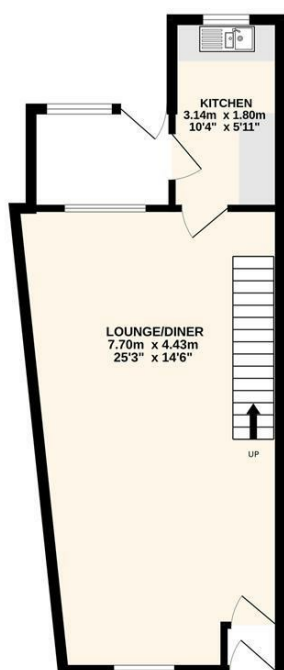
Hybrid Map



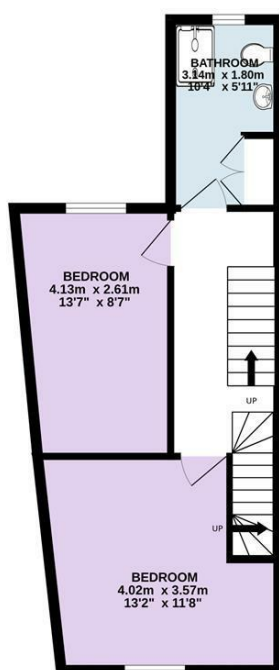
Terrain Map



GROUND FLOOR
40.5 sq.m. (436 sq.ft.) approx.



1ST FLOOR
36.7 sq.m. (396 sq.ft.) approx.



2ND FLOOR
24.1 sq.m. (260 sq.ft.) approx.



TOTAL FLOOR AREA : 101.4 sq.m. (1092 sq.ft.) approx.
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Misdescriptions Act

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